

# Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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**Case: Z2005118** A-1 Golf Carts

Meeting Date: May 4, 2006

Agenda Item: 2

Supervisor District: 1

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**Applicant/Owner:** Lowell Peterson

**Request:** A Precise Plan of Development in the IND-2p zoning district

**Proposed Use:** Assembly, storage & sales of golf carts

**Site Location:** West side of Arizona Ave., ½ mile south of Riggs Rd. in the Chandler/Sun Lakes area

**Site Size:** Approx. 6.55 acres

**County Island Status:** N/A

## Summary of Conformance with Adopted Plans:

**County Plan:** The Comprehensive Plan refers to the City of Chandler General Plan

**City/Town Plan:** The Chandler General Plan shows Low-Density, Single Family Residential as the designated use for this site. The request does not appear to be in conformance with the plan.

**Support/Opposition:** None known

**Recommendation:** **Approve** with stipulations

## Description of Proposal:

1. This request is for a Precise Plan of Development for a new facility to assemble, store, rent & sell golf carts and various accessories for golf carts in the IND-2p zoning district. The approx. 6.55 acre (285,336 sq. ft.) site is located on the west side of Arizona Ave. ½ mile south of Riggs Rd. in the Chandler/Sun Lakes area. The facility will employ approximately 25 workers and will operate Monday through Saturday from 7 a.m. to 6 p.m.
2. The proposed building will be 17,500 sq. ft. in area with approximate dimensions of 29' (h), 125' x 140' plus a 30' x 50' covered outdoor storage area. The street side (Arizona Ave) of the building will have split face block and Exterior Form Insulation System (EIFS) w/stucco finish (tan), with a single pitch colored rolled metal roof. The north, west and south would be pre-finished metal wall panels. The building setbacks are: 65' south, 100' east, 280' north & 357' west with 8% lot coverage. The building will provide office space, space for golf cart sales and a repair/assembly area. A future building is shown on the site plan in the west golf cart storage area. It will be 3,200 sq. ft. (40' x 80') and 22' (h) and will be used for storage of parts.
3. The site is accessed from Arizona Ave. by two (2) 40' (w) driveways on the north and south boundaries of the property. Customers and employees access the building from either entrance facing Arizona Ave. On-site circulation for parking is through either of the driveway entrances. The loading dock is on the west side of the building accessed through a 20' (w) gate on the south side of the building and the trucks have a direct access to the gate from the south driveway entrance off Arizona Ave. The trucks can load the golf-carts in the rear (west) golf cart storage area, where there is adequate turn-around space.
4. 47 paved parking spaces are provided for customers and employees in front and south of the building. In addition, one (1) van accessible & two (2) handicapped parking spaces meeting ADA requirements are provided in front (east side) of the building.
5. There will be approximately 400 golf carts stored west of the building. These carts are available for rent & sale to golf courses and area businesses. The site will also park three (3) vehicles for transporting golf carts. These vehicles are three (3) 53' (l) trailers with tractors as well as four (4) smaller trucks with trailers. The tractor/trailer/golf cart storage area (4.14 acres) is paved with asphalt millings and is accessed through three 20 wide (6' (h) wooden electric rolling gates setback 90' from the east property line. Two of the gates are in line with the driveway entrances north and south, the third gate is just north of the building. A 6' (h) masonry wall surrounds the north, south and west perimeter.

In addition, there is a 6' (h) masonry wall in line with the north and center gates. The walls serve to buffer the view of the storage area from Arizona Ave.

6. Lighting for the site consists of thirteen (13) pole lights 18' (h) down-light only and in compliance with MCZO. The landscaping is shown on the applicant's site plan and consists of white pine, palm trees, oleander shrubs, and decomposed granite. Landscaping is situated within a 25' buffer along the Arizona Ave. between the two (2) driveway entrances and within a 10' (w) buffer extending back from Arizona Ave. 14' along north and south property line. In addition, there is a 10' (w) landscape buffer in front of the screen wall north of the building between the two (2) gates in to the storage yard from the north and south property line to the gate and landscaping adjacent to the front of the building.
7. One double-sided internally lit 30 sq. ft monument sign. is proposed within the landscape buffer between the two driveways along Arizona Ave. The 3' (h) x 5' (w) sign will have an aluminum frame with Plexiglas face and block letters. It will sit on a 2' (h) x 6' (w) split face block pedestal matching the building and meets the standards of the Maricopa County Zoning Ordinance (MCZO).
8. The project will be served public water and sewer. Police service will be by County Sheriff's office (MCSO) and fire protection will be handled by Rural/Metro Fire Department (RMFD)

### **Analysis of Conformance with Adopted Plans:**

9. **Maricopa County "Eye to the Future 2020" Comprehensive Plan:** The Comprehensive Plan designates this site within the General Plan Development Area (GPDA) of the City of Chandler. Under this designation, the Comprehensive Plan indicates that staff will take into account the City of Chandler General Plan as long as it has been updated in the last five (5) years with input of County residents. The Chandler General Plan meets these requirements.
10. **City of Chandler General Plan:** The Chandler General Plan designates the site as Low Density ("Single Family") Residential. Low density residential uses with an overall average density in the range of 2.5-3.5 dwellings per acre. By policies defined within the text of the General Plan and area plans, public facilities and higher density residential uses, including multi-family, may be located within low density residential areas; offices and institutional uses may be located along the frontages of arterial streets and neighborhood shopping centers may be located at the corners of arterial street intersection. The proposed use does not appear to be in concert with the City of Chandler General Plan. However, the zoning is

in place and the use is allowed outright. There has been no objection to this proposal by the City of Chandler.

### **Existing On-Site and Adjacent Zoning:**

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|-----|----------|-----------------------------------|
| 11. | On-site: | IND-2p                            |
|     | North:   | IND-2p, then C-2 PD & C-2 CUPD    |
|     | East:    | Rural-43, then IND-2 & IND-2 IUPD |
|     | South:   | IND-2p & R1-6 RUPD                |
|     | West:    | R1-6 RUPD                         |

### **Existing On-Site and Adjacent Land Use:**

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|-----|----------|--|
| 12. | On-site: | Vacant (overflow parking)  |
|     | North:   | Vacant desert  |
|     | East:    | Arterial (Arizona Ave.), then industrial uses  |
|     | South:   | Industrial, then local road (East Dr.), then Sun Lakes<br>Community Center & single-family residential |
|     | West:    | Single-family residential  |

### **Area Land Use Analysis:**

13. The site is located on the east side of Arizona Ave. ½ mile south of Riggs Rd. in the Chandler/Sun Lakes area. The site is currently used as overflow parking for the existing business. The site was, at some point in the past, excavated below street level. The owner has been accepting fill dirt from swimming pool excavations of Sun Lakes and will now use the fill dirt to bring the site to the elevations provided in the approved grading & drainage plan. The land is not located within a floodplain, nor are there any hillside issues
14. The area surrounding the site is a mix of industrial, commercial and residential uses. South of the site is the owner's existing golf cart business. Across Arizona Ave. to the east are a several industrial businesses. The property to the north is a large parcel with split zoning. The IND-2p portion directly adjacent is fallow farmland and the northern portion of the site, in the C-2, has a plan of development approved for a mini-storage which has not been constructed. A McDonalds' restaurant on the southwest corner of Riggs Rd. & Arizona Ave. is zoned C-2 CUPD.
15. The R1-6 RUPD to the west is Sun Lakes. Sun Lakes is a gated, golf course community catering to senior citizens. The Sun Lakes golf maintenance facility is adjacent to the west wall of the site and buffers a portion between this use and the residential community of Sun Lakes.

16. The following air-photo shows the site in relation to the surrounding properties.



### Adjacent Road Status:

17. **Arizona Avenue:** ADOT maintained, improved four-lane paved arterial road with 110' of public right-of-way. No additional dedications or improvements are required. ADOT has approved access to Arizona Ave. (St. Hwy 87) subject to approval of the final construction plans.

### Utilities and Services:

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|-----|---------------------------|---|
| 18. | <b>Water:</b>             | Pima Utility Corporation                |
| 19. | <b>Wastewater:</b>        | Pima Utility Corporation                |
| 20. | <b>Fire Protection:</b>   | Rural/Metro Fire Department (RMFD)      |
| 21. | <b>Police Protection:</b> | Maricopa County Sheriff's Office (MCSO) |
| 22. | <b>Electric:</b>          | Salt River Project (SRP)                |

- 23. **Natural gas:** Southwest Gas (SWG)
- 24. **Telephone:** Qwest Communications
- 25. **Refuse:** Allied Waste Management
- 26. **Irrigation:** None
- 27. **Public schools:** Chandler Unified School District

**Reviewing Agencies:** (The request was reviewed at the TAC meeting of November 1, 2005.)

- 28. **Department of Transportation (MCDOT):** No objection (see the attached memo).
- 29. **Environmental Services Department (MCESD):** No objection (see the attached memo).
- 30. **Drainage Review:** No objection (see the attached memo).
- 31. **Arizona Department of Transportation (ADOT):** In a letter dated November 17, 2005, ADOT's Phoenix Regional Traffic Engineer provided tentative approval of the project with the following stipulation (see the attached memo):
  - Final approval is pending application for a permit and submittal of five (11x17) plans along with traffic control plans for the construction process.

In a subsequent letter dated March 23, 2006, ADOT's Right-of-Way Agent indicated no comment at this time (see attached memo).
- 32. **Other:** The request was also referred to the City of Chandler, Sun Lakes HOA, and the Rural/Metro Fire Department. To date, no response has been received from these entities.

**Discussion and Evaluation:**

- 33. This request is for a Precise Plan of Development for a new facility to assemble and store golf carts and various accessories for golf carts in the IND-2p zoning district. The approx. 6.55 acre (285,336 sq. ft.) site is located on the west side of Arizona Ave. ½ mile south of Riggs Rd. in the Chandler/Sun Lakes area.

34. Arizona Department of Transportation (ADOT) has ultimate access and right-of-way approval of St. Hwy 87 (Arizona Ave.) The applicant has approval to access the Hwy. and the site plans have approval for the two (2) driveway entrances. ADOT will review the construction drawings prior to updating the permit. Staff has received written confirmation from ADOT on the site design, and should any access issues come to light the applicant would have to resolve them to ADOT's satisfaction.
35. The residential community adjacent to a portion of the site has a golf course and this business provides support for that golf course community, in sales, rental and service of golf carts. The use may not be in concert with Chandler's general plan, however Chandler has offered no objection and the use of the site is compatible with the neighborhood, staff supports the request. This commercial business is no more intense than other businesses in the area and is a use by-right in the IND-2p zoning district.

### **Recommendation:**

36. Staff recommends **approval** of Z2005118 for the following reasons:

- There is no known public opposition
- The use is compatible with the surrounding land uses
- Reviewing agencies have no objections
- Meets underlying IND-2 zoning standards

Subject to the following stipulations:

- a. Development of the site shall comply with the site plan entitled "Precise Plan of Development A-1 Golf Carts", consisting of two (2) sheets, dated (revised) March 9, 2006, and stamped received March 10, 2006, except as modified by the following stipulations.
- b. Development of the site shall be in conformance with the narrative report entitled "A-1 Golf Carts Precise Plan of Development in IND-2 Zone", consisting of three (3) pages, dated (revised) March 9, 2006, and stamped received March 10, 2006, except as modified by the following stipulations.
- c. All trees shall be double-staked when installed.
- d. A continuous parapet shall screen all roof-mounted equipment.

- e. All transformers, back-flow prevention devices, utility boxes and all other utility related ground mounted equipment shall be painted to complement the development and shall be screened with landscape material where possible. All HVAC units shall be screened.
- f. Prior to issuance of any permits for development of the site, the applicant/property owner shall obtain the necessary encroachment permits from the Maricopa County Department of Transportation (MCDOT) for landscaping or other improvements in the right-of-way.
- g. Prior to issuance of any permits for development of the site, the applicant/property owner shall provide to the Maricopa County Planning and Development Department, written verification of driveway approval from the Arizona Department of Transportation for access to Arizona Avenue.
- h. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
- i. Development and use of the site shall comply with requirements for fire hydrant placement and other fire protection measures as deemed necessary by the applicable fire department. Prior to issuance of zoning clearance, the applicant shall seek review and comment from the applicable fire protection agency, and shall provide written confirmation that the site will be developed in accordance with their requirements.
- j. Prior to zoning clearance, developer(s) and/or builder(s) shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the appropriate Fire Department servicing the site.
- k. Major changes to the site plan and narrative report shall be processed as a revised application, with approval by the Board of Supervisors upon recommendation of the Planning and Zoning Commission. Minor changes may be administratively approved by the Planning and Development Department.
- l. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).



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Attachments:

Case map (1 page)  
Vicinity map (1 page)  
Site plan (reduced 8-½" x 11", 2 pages)  
Narrative report (3 pages)  
MCDOT comments (memo, 1 page)  
MCESD comments (memo, 1 page)  
Drainage Review comments (memo, 1 page)  
ADOT comments (2 letters, 2 pages)

Enclosure:

Site plan (2 full-size sheets)